

Senate File 275

S-3087

1 Amend Senate File 275 as follows:

2 1. Page 2, after line 5 by inserting:

3 <Sec. \_\_\_\_\_. Section 562B.10, subsection 4, Code  
4 2013, is amended to read as follows:

5 4. Rental agreements shall be for a term of at  
6 ~~least one year unless otherwise specified in the~~  
7 ~~rental agreement.~~ Rental agreements shall be canceled  
8 terminated by at least sixty days' written notice  
9 given by ~~either party~~ a tenant unless the tenant is  
10 terminating the rental agreement pursuant to a section  
11 of this chapter which allows for a shorter notice  
12 period. ~~A landlord shall not cancel a rental agreement~~  
13 ~~solely for the purpose of making the tenant's mobile~~  
14 ~~home space available for another mobile home.~~ Rental  
15 agreements shall be terminated by a landlord, or not  
16 renewed by a landlord, in a time and manner which  
17 complies with this chapter.

18 Sec. \_\_\_\_\_. Section 562B.10, Code 2013, is amended by  
19 adding the following new subsection:

20 NEW SUBSECTION. 4A. *a.* A landlord may terminate a  
21 tenancy during the initial twelve months of the tenancy  
22 if the tenant engages in any of the following:

23 (1) A material noncompliance with the rental  
24 agreement.

25 (2) A material violation of the manufactured  
26 mobile home community or mobile home park rules or  
27 regulations.

28 (3) Any other violation of this chapter for which  
29 termination is a remedy.

30 *b.* A landlord may only terminate a tenancy after  
31 the initial twelve months, or may only fail to renew a  
32 tenancy, for any of the following reasons:

33 (1) A legitimate and material business reason the  
34 impact of which is not specific to one tenant.

35 (2) A change in the use of the land if a change in  
36 the use of the land is included in the rental agreement  
37 as grounds for termination or nonrenewal.

38 (3) Any of the reasons included in paragraph "a".

39 *c.* A landlord may terminate or not renew a tenancy  
40 pursuant to paragraph "b", subparagraphs (1) and (2),  
41 by a written notice given to the tenant at least sixty  
42 days prior to the periodic rental date specified in the  
43 notice. The notice shall specify all facts which give  
44 rise to the notice of termination or failure to renew.>

45 2. Title page, line 1, after <Act> by inserting  
46 <relating to mobile and manufactured housing by>

47 3. Title page, line 1, after <fund> by inserting <,  
48 providing for minimum duration of rental agreements,  
49 and providing for termination or nonrenewal of rental  
50 agreements>

1 4. By renumbering as necessary.

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THOMAS G. COURTNEY